



TUCSON HOUSING TRUST FUND CITIZEN ADVISORY COMMITTEE

Thursday, January 21, 2010 3:30 p.m.

Community Resources Center

320 N. Commerce Park Loop

Sentinel Building, Pantano/Santa Cruz Conference Rooms – 1st Floor

Tucson, AZ

Legal Action Report

Committee Members

Present:

Albert Celaya
Terry Galligan
Andy Silverman

Thomas Doucette
David Greenberg
Don Strauch

Richard Eribes
Gary Hardy
Stephen Young

Committee Members

Absent:

Mark Jaffee

Michael McDonald

Kimberly Pacheco

Corky Poster

Voni Romero-Harris

Also Present:

Andrea Ibanez, Deputy Director, Housing and Community Development Dept.
Mike Czechowski, Housing and Community Development Department
Bea Gallivan, Housing and Community Development Department

1. Call to Order

The secretary to the Committee called the meeting to order at 3:37 p.m. Because the Chairperson was not present and a new vice-chairperson had not yet been elected, item #3 was taken out of order.

3. Election of Officers

MOTION by Gary Hardy and seconded by Stephen Young to elect Andy Silverman as vice-chairperson. MOTION passed unanimously. Andy Silverman chaired the meeting.

2. Approval of November 19, 2009 Minutes

MOTION by David Greenberg and seconded by Thomas Doucette to approve the minutes as presented. MOTION passed unanimously.



4. **THTFCAC Bylaws – Adding Effective Date of Appointment of Officers**
A short discussion on adding to the bylaws the month of January of each year as being the effective date of chairperson and vice-chairperson. This would be an amendment to Article IV, Section 2.

MOTION by Thomas Doucette and seconded by Stephen Young to vote on adding the amendment of making January the effective date of chairperson and vice-chairperson to Article IV, Section 2 at the next Committee meeting. MOTION passed unanimously.

5. **Report From the Joint MHC and THTFCAC Public Relations Committee**
Gary Hardy mentioned that the Committees have not met, mostly due to a lack of a quorum. Michael McDonald, Mark Jaffee and he are the ones who usually attend. One of them will report back with an update, hopefully by the next THTFCAC meeting.

6. **Staff Report:**

A. **Affordability Inventory in Downtown Today – Is there a current inventory, and if there is, what is being done to maintain it and what is planned for the future?**
Andrea Ibanez talked about the Housing Production Report that the Housing and Community Development Department puts together on a fiscal year basis about what has been done for affordable housing in the community. It incorporates information from the City, other city governments, non-profits, for-profits, and other affordable housing organizations. The report included inventory on housing units. She also discussed rental housing; rehabilitation and repair of housing; low-income buyers; and downtown housing.

A brief question and answer period ensued.

B. **Coordination with Glenn Lyons**
David Greenberg, Corky Poster, Michael McDonald, and Richard Eribes are on the subcommittee to meet with Glenn Lyons. Andy Silverman will send an e-mail to Corky Poster to see if the subcommittee could meet before the next THTFCAC meeting.

C. **Update on Employer Challenge Grant**
Albert Celaya mentioned that the Committee had discussed at previous meetings about when the contracts started with TUSD, TMC and La Frontera and the effectiveness of their programs. Albert said TMC's borrower's contribution had to be \$2,000. There had been problems about using that money because there were borrowers who could not contribute that amount of money. A motion had been made at a past THTFCAC meeting to bring the borrower contribution down to \$1,000. He also mentioned that a couple of TUSD employees were unhappy because they had interest in this program but because they were not a librarian, teacher or a counselor, they were unable to apply for that money. TUSD requested an extension to their contract from February 28, 2010 to February 28, 2011. They also requested decreasing the AMI to 0% – 100%. Currently, they are



at 80% - 100%. TUSD did open up the program to teachers throughout the city. One of the Committee members requested a representative from TUSD attend the next THTFCAC meeting. The Committee would like to encourage TUSD to include non-professional staff.

MOTION by Stephen Young and seconded by Thomas Doucette to agree to the one year extension provided that TUSD broadens the criteria for participant qualification and to have the AMI be 65% - 100%. MOTION passed 8 in favor and one opposed (David Greenberg).

One of the Committee members suggested extending an invitation to all of the parties that the Committee has an agreement with to talk to the Committee. Mike Czechowski will set up a meeting with TUSD to discuss the contract and he will also invite all of the contracted agencies to attend the next THTFCAC meeting. Anyone from the Committee who would like to attend the TUSD meeting with Mike can go with him.

Albert Celaya mentioned that the City of Tucson IDA put aside \$50,000,000 for an MRB Bond Program. If the buyer is 80% or below AMI the interest rate is 4.5% or they receive \$6,000.00 for down payment assistance, whichever is lower. This is in conjunction with any other programs a buyer qualifies for.

D. Report on Rehabilitation Contracts

Mike Czechowski said La Frontera has three individuals that were assisted with down payment assistance, one is pending and there is still funding available to assist one more buyer. There are two individuals on the waiting list for assistance. La Frontera is requesting an extension so they can get the closing in. Mike is waiting to receive the extension request in writing.

TMC has closed three buyers, one buyer is still pending and there is still funding to assist 15 buyers. Mike discussed lowering the employee contribution with TMC, but they did not agree. Their contract expires November 15, 2010.

Mike wants to close the contract with CEP and have the money used for down payment assistance.

MOTION by Thomas Doucette and seconded by David Greenberg to extend La Frontera's contract for 90 days to accommodate the last open slot. MOTION passed unanimously.

MOTION by Albert Celaya and seconded by David Greenberg to move the \$10,000.00 in the CEP funds to the City of Tucson down payment assistance program. MOTION passed unanimously.



- E. Low Income Housing Tax Credit Awards
Mike Czechowski said that there were no awards in Tucson in the most recent round of awards. Most of the awards went to the Phoenix area or the Indian Reservations.
- F. Other Financial Reports
Mike Czechowski mentioned that there is only \$2,400 left in unallocated funds in the THTF.
- 7. Future Agenda Items
 - 1. **What is the Committee's role regarding the \$2,400.00 that has not been allocated?**
 - 2. **Update on the Status of the Pima County Community Land Trust**
 - a. **PowerPoint Presentation**
 - 3. **Discussion with Representatives from the Employer Challenge Grant**
 - 4. **THTFCAC Bylaws – Adding Effective Date of Appointment of Officers**
- 8. Call to the Audience
No one spoke.
- 9. Adjournment
Meeting adjourned at 4:51 p.m.

The next meeting of the Tucson Housing Trust Fund Citizen Advisory Committee is scheduled for Thursday, February 18, 2010 at 3:30 p.m. in the Sentinel Building, Santa Cruz and Pantano Conference Rooms (1st Floor) 320 N. Commerce Park Loop.

